

**RECORD OF PROCEEDINGS OF THE WARWICK DISTRICT TOWNS CONSERVATION  
AREA ADVISORY FORUM HELD ON 15<sup>TH</sup> APRIL 2004**

**PRESENT:** Councillor B. Gill, Councillor C. Davis, Councillor J. Short, Mrs. J. Illingworth, Mr. M. Faulkes, Mrs. R. Bennion, Mr. P. Edwards, Mr. M. Sullivan, Mr. L. Cave, Mr. M. Baxter

**APOLOGIES:** Councillor Mrs. Hodgetts, Councillor Hatfield and Mr. Birdi

**SUBSTITUTE MEMBERS:** Councillor J. Short acted as substitute for Councillor Mrs. Hodgetts

**Record of Proceedings**

The minutes of the previous meeting were accepted as a correct record.

**Leamington Items**

1. **W20040498 – 66 Radford Road, Leamington Spa**  
**Installation of lightwell and railings for cellar conversion**

It was considered that the lightwell similar to the one next door would be appropriate but should have planting to screen it in a similar way to the adjacent property. It was also felt that the railings should be set on a low wall of 3-4 bricks high and that the pillars should be reinstated in a traditional way similar to the adjacent property. It was considered that there was not sufficient detail of the boundary treatment provided at present.

2. **W20040513 – 45 Warwick Street, Leamington Spa**  
**Display of 3 no. illuminated fascia signs (individual letters with back lit white light illumination)**

It was felt that it would be better if the letters were not lit as this could set a precedent for adjacent wine bars and public houses. It was also pointed out that there would be additional signage for two restaurants/wine bars and that this should all be provided as part of the one application.

3. **W20040518/19LB – 41-43 Regent Street, Leamington Spa**  
**Change of use of ground floor from Class A1 - Shop to Class A3 – Restaurant;**  
**Installation of new shopfront; Erection of ground floor rear extension and access**  
**staircase; Installation of new door and window openings to rear elevations and**  
**excavation works to enlarge basement**

Some concern was expressed at the number of A3 uses in Regent Street and suggested this needs to be considered against the formula set out in the Local Plan. The maintenance of a traditional shopfront was welcomed, however, the curved door handle was felt to be inappropriate. Concerns were expressed at the fire escape route across the basement property and the limited amount of space for waste storage. Concerns were also expressed at the proposed route of the extract flue, which it was felt would be inadequate and could end up needing to be a much larger installation on the rear of the property, which is quite visible. It was also felt that the signage application should have formed part of this application as this is a Listed Building.

4. **W20040524 – 64 Russell Terrace, Leamington Spa**  
**Change of use from residential care home to 20 no. bed house in multiple**  
**occupation; Construction of lightwell to front; Erection of rear extension and**  
**installation of two rooflights on front roof slope**

This was felt to be overdevelopment of a single house and needed to be reduced in number of units. Splitting rooms down the middle with wall intersecting bay windows was

considered inappropriate. It was also felt that the rear extension was inappropriate and that inadequate fire escape routes seem to have been provided.

5. **W20040529 – 18 Milverton Terrace, Leamington Spa**  
**Proposed extension and alteration to form 4 no. town houses and basement flats**

Concern was expressed at the installation of new staircases in the building, although the maintenance of the large rooms and the existing staircase was welcomed. It was felt the basement flat was inappropriate and the creation of lightwells inappropriate in this location. It was considered that possibly the property could be redesigned maintaining a partial vertical split with some horizontal splits into flats to the rear part.

6. **W20040555/33LB – 5 Regent Place, Leamington Spa**  
**Conversion of ground floor shop store and upper floor flat to 3 no. self contained flats comprising internal and external alterations including removal of existing staircase, installation of new staircases, alteration to layout of rooms, installation of new first and second floor windows to front elevation, new entrance door to side elevation and erection of first and second floor side extensions with pitched roof**

The restoration of this building was to be welcomed, however, it was felt the original staircase should be kept and that the creation of 3 units was rather overdevelopment of a very cramped site.

7. **W20040543 – 43 High Street, Leamington Spa**  
**Alterations to shopfront comprising the installation of entrance door to provide a separate and independent access to upper floor flats**

The installation of the door was to be welcomed, however, more details of the actual door and its installation were felt to be required.

8. **W20040544/47LB – 1 Binswood Avenue, Leamington Spa**  
**Conversion of basement to a more self-contained flat, installation of new basement window and the creation of lightwell to front elevation**

It was felt that the basement conversion should be retained to the original basement area and that the excavation under the drawing room extension should be omitted. It was felt that the significant structural alteration to the Listed Built to create this was disproportionate to the gain of the small amount of space to be provided.

9. **W20040562/63LB – 15 Leam Terrace, Leamington Spa**  
**Conversion of existing annex and office building to form 2 dwellings (resubmission of W20030939) to incorporate a first floor extension**

It was felt that some attempt should be made to improve the fenestration of the building to be extended. Currently there are some single pane windows shown on the side elevation which would benefit from being replaced by more traditional window designs.

10. **W20040569/7 – Kingsley School, Beauchamp Avenue, Leamington Spa**  
**Construction of two storey classroom building and associated external works**

Concern was expressed that the proposed elevation to Beauchamp Road was oppressive with no relief. It was felt that the elevation was not in keeping with the park which is overlooked and was not adventurous enough. Support was given for a contemporary design in this location, however, it was felt that this was not the appropriate way to provide a building in this location. It was felt that the attempts to

reflect the existing building did not work well and that it may be better to approach the design in a different way. Contemporary extensions to the Kings High School in Warwick were suggested as examples as successful school extensions in a sensitive location.

11. **W20040623 – 50 Clarendon Street, Leamington Spa**  
**Change of use of ground floor basement areas to Class A1, Class A2 and Class A3; Conversion and installation of new shopfront**

It was stressed that the extension of the A3 use should be for restaurant use only. Concern was expressed that no flue details or extract details are provided at all and that the basement would need to be fully mechanically ventilated. Some concern was expressed at the increase in A3 floor area and it was suggested that a proposal would be better without the basement area. Concerns were expressed that although the shopfront is an improvement on the present one, the design is poor and the pilasters out of scale with the deep fascia. It was pointed out that pilasters should normally go the floor. It was also pointed out that railings as shown on the drawings as existing around the balcony area are not existing. Concern was expressed that this flat roofed area could be used for seating out.

#### **Warwick Items**

12. **W20040491 – Brook Hall, Brook Street, Warwick**  
**Replacement of existing entrance doors with clear plate glass frameless doors**

This was felt to be totally inappropriate and would spoil this fine Listed Building.

#### **Kenilworth Items**

13. **W20040442LB – 40 Castle Hill, Kenilworth**  
**Installation of a ventilation exhaust system with external flue on rear elevation**

Concern was expressed that the view of these properties could be spoilt by this installation and it was suggested that it be encased, possibly with some insulation, to cut down on the noise level and also to improve the external appearance of it.

14. **W20040508/10LB – Land adjacent to 1 Castle Hill, Kenilworth**  
**Erection of 2½ storey detached dwelling and forming of access to proposed dwelling through existing boundary wall**

The architect of this property had been researched by Mr. Cave and Mrs. Illingworth and found to be H.T. Buckland and A. Farmer. It was pointed out that H.T. Buckland was a distinguished arts and crafts architect and this was possibly only his second house. It was proposed that this information should be forwarded to English Heritage with a view to the house being raised to the Grade II\* status. It was also felt that this is the only distinguished arts and craft house in the District. Papers were submitted by Mr. Cave and Mrs. Illingworth relating to the importance of the architect of this property. It was also pointed out that the garden formed part of the lands of St. Mary's Abbey and, therefore, could contain archaeological remains. It was also felt that the grounds may have been laid out either by the architect or another distinguished landscape architect of the period.

Given the significance of this property, it was felt that development would be completely inappropriate and would detract from the qualities of the property and would also seriously detract from the setting of the property. The need for separate access by breaching the very fine boundary wall was also considered to be detrimental to the Conservation Area. It was, therefore, felt that this application should be refused.

15. **W20040447 – 16A High Street, Kenilworth**  
**Change of use from abattoir to retail**

This was considered acceptable.

16. **W20040612LB/13 – 16 New Street, Kenilworth**  
**Erection of a flue, external store, brick walls, gates and fencing**

The gate onto New Street was felt to be a poor weak design and the location of the wall unfortunate as it is set back from the road. It was felt that a higher wall with close boarded gate would be much more appropriate in this location and would enhance the Conservation Area. Although the encasing of the flue at the rear was considered acceptable, some concern was expressed that noise may cause a disturbance to the neighbours.

17. **W20040624 – 38 High Street, Kenilworth**  
**Erection of a detached garage**

It was felt that this could be more in line with the adjacent garages at the end of Elmbank Road which would make access easier and less impacting on the adjacent properties.

18. **Date of next meeting**

15<sup>th</sup> May 2004.